

040.0

0002

0011.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel
836,200 / 836,200

USE VALUE:

836,200 / 836,200

ASSESSED:

836,200 / 836,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 57 | | WARREN ST, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------------------------|--|
| Owner 1: SARNOWSKI FRANK C | |
| Owner 2: HUNG CINDY | |
| Owner 3: | |

Street 1: 57 WARREN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: COLE CAROL -

Owner 2: GLENN RICHARD -

Street 1: 148 STANDISH RD

Twn/City: WATERTOWN

St/Prov: MA Cntry:

Postal: 02472

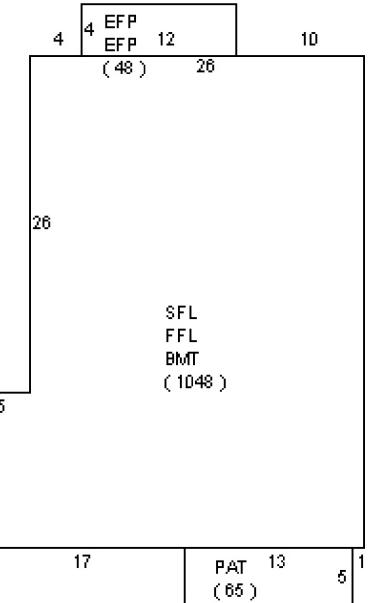
NARRATIVE DESCRIPTION

This parcel contains 3,023 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2096 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

| | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------|-----------------|-----|------------------------------------|-------------------------|------|-----|---------------------------------------|---------------------|-----|--------------|-------------------------|--------|-------|------------|----------------------|--------------|--|--|--|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | | | | |
| Type: 13 - Multi-Garden | | | | Full Bath: 1 | Rating: Good | | | PDAS OF=BMT SINK. | | | | | | | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: 1 | Rating: Average | | | | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 2 | Total: 2 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Foundation: 2 - Conc. Block | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: 1 | Rating: Poor | | | | | | | | | | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Good | | | 1st Res Grid Desc: Line 1 # Units: 2 | | | | | | | | | | | | | | | | | | |
| Color: BLUE | | | | A Kits: 1 | Rating: Average | | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | Rating: | | | Other | | | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | | | | |
| Year Blt: 1929 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | Lower | | | | | | | | | | | | | | | | | | |
| Jurisdct: | | Fact: . | | Floor: | | | | | | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 26. | % | | No Unit | RMS | BRS | FL | | | | | | | | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | | 2 | 5 | 2 | | | | | | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 26.4 | % | | Totals | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | | 2 | 10 | 4 | | | | | | | | | | | | | | | | |
| Subfloor: | | | | CALC SUMMARY | | | | | | | | COMPARABLE SALES | | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Basic \$ / SQ: 170.00 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Size Adj.: 1.15095413 | | | | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Const Adj.: 0.98980200 | | | | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Adj \$ / SQ: 193.667 | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Other Features: 108500 | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type: 5 - Steam | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 2 | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | NBHD Mod: | | | | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Adj Total: 580982 | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Depreciation: 153379 | | | | | Juris. Factor: | | Before Depr: | 193.67 | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 427603 | | | | | Special Features: 0 | | Val/Su Net: | 129.38 | | | | | | | | | | | | | | |
| | | | | | | | | | Final Total: 427600 | | Val/Su SzAd: | 204.01 | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | | Serial #: | | | Year: | | Color: | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 040.0-0002-0011.0 | | | | | | | | IMAGE | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | | | | | | |
| More: N | | | | | Total Yard Items: | | | | | | | | | | | | | | | | | | | | | |
| | | | | | Total Special Features: | | | | | | | | | | | | | | | | | | | | | |
| | | | | | Total: | | | | | | | | | | | | | | | | | | | | | |



AssessPro Patriot Properties, Inc